



**MAYOR & COUNCIL
THE BOROUGH OF PEAPACK & GLADSTONE,
BOROUGH COUNCIL MEETING MINUTES
OCTOBER 8, 2024**



The regular meeting of the Mayor and Council of the Borough of Peapack & Gladstone was held on Tuesday, October 8, 2024 and began at 7:00PM.

Mayor Corigliano called the meeting to order. Borough Clerk Nancy Bretzger read the Sunshine Notice: "Pursuant to the Open Public Meetings Act, adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2023 and posted at the Municipal Complex and the Borough Library. Action may be taken."

Mayor Corigliano led the Pledge of Allegiance.

Roll Call indicated the following present: Councilwoman Murphy, Councilman Quartello, Councilman Silva, Councilwoman Sueta, Council President Sweeney, Councilwoman Weible and Mayor Corigliano

Absent: Councilwoman Sueta

Also present were: Nancy A. Bretzger, Borough Clerk/Administrator, Alex Fisher, Esq., representing Borough Attorney Steve Warner.

PUBLIC COMMENTS – no public comment

OLD BUSINESS

●Tennis Courts

Borough Administrator Nancy Bretzger reiterated the tennis courts were closed and the Borough is looking into whether or not they should be repaired at their existing location or be moved. She and Brad Fagan, Director of DPW met with Bill Ryden, Borough Attorney and looked at the back of the municipal building to see if the tennis courts could be moved to the back where one of the baseball fields is or putting them over by Schoolhouse park in lieu of eliminating one of the baseball fields. Mr. Ryden will be working on getting a drawing and pricing for their next meeting.

Discussion ensued with the Council. They spoke about trees being replaced and drainage if they were put over by Schoolhouse Park. Mayor Corigliano stated this is a high priority for the Borough and it will be diligently worked on.

●Main Street (at Willow) crosswalk

Councilwoman Murphy explained this is the cross walk that goes from in front of Cocoluxe over to the parking lot on Willow Avenue. She explained that the cross walk needs to be shifted south a bit so that people who pull out of the driveway adjacent to the Cocoluxe building have room to turn otherwise they would need to swing wide right into traffic. She said there probably will be a loss of one parking space. Bill Ryden estimates the cost will in the \$15,000 range. Administrator Nancy Bretzger will talk with Bill Ryden and she will also talk with Michael Pitts, the Borough's QPA to find out about bidding. Councilwoman Murphy said there will be



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some curbing changes on the parking lot side, everything will be ADA compliant but the bump out will just be on the Cocolux side to allow drivers on Main street to see people who want to cross. This is the final plan from the County, which they have approved. The Council feels this modification will help to slow the traffic down in that area as well.

●Police Staffing

Councilman Sweeney referred to the Borough Police's PowerPoint presentation that was presented at an earlier meeting and an executive summary from Chief Ferrante. In conclusion, the Borough police department requested one more police officer. From the information they reviewed, roughly 60% of the time, our officers are on the road alone. The Borough also recognizes that the crime element in this area is starting to change and that the Pendry Hotel's opening is imminent. Councilman Sweeney feels it behooves the Borough to move forward with this now. There will also be further changes coming to the Borough in terms of affordable housing and other construction projects which will necessitate additional police. He feels it is better to approach this incrementally in lieu of leaving the Borough with a deficiency. Councilman Sweeney posed the question to Chief Ferrante by increasing the man power how will this affect that officers that are out by themselves?

Chief Ferrante explained the scheduling if their coverage was increased. When they are limited on manpower, our police officers need to be backed up and they cannot rely on the surrounding towns for back up excessively. Having another police officer here on patrol in Peapack Gladstone is important.

The Council is in support of this.

Mayor Corigliano said he agreed however the hiring should be concurrent with the new budget year. He thinks we should look to hire but the hire would not happen until early 2025. He also told the Chief to start looking for a part- time police officer as well that had already been approved.

NEW BUSINESS

●Proposal to allow fishing at Liberty Park Pond

Councilman Quartello spoke on revisiting the idea of allowing fishing back at Liberty Park pond. He feels there are a lot of great benefits to it. There have been children fishing there lately and they were advised it is not allowed. He feels a plan presented by Sargent Scanlon was appropriate. He indicated that a 6- month trial period was appropriate. He opened it up to the Council for their thoughts.



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Councilman Sweeney explained years ago when it was allowed there were swans in the pond and the swans would swallow the hooks so the Borough stopped the fishing but the swans are no longer part of the pond or Park.

Councilwoman Murphy asked about having a catch and release policy and also possibly using a safer type of hook so a resident won't get hurt if they step on one.

Consensus from the Council for Councilman Quartello to move forward with changing the Ordinance to allow this.

Mayor Corigliano addressed Councilman Quartello with the items that will need to get done. The existing ordinance needs to be amended, including hours and signage. The type of hooks could be listed in the rules and regulations that will be posted. Mayor Corigliano stated the two kiosks that are already in the park can be used to displays fishing information.

MISCELLANEOUS DISCUSSION/APPROVALS

● Best Practices

Mayor Corigliano stated that every year the Borough has to complete a questionnaire that is provided from the Division of Local Government Services. There is a score that is assigned to some of the questions. The score determines how much state aid we get every year.

Councilwoman Murphy asked about the cyber security. Nancy Bretzger stated the Borough is covered for Cyber Security.

The Council concurred that Best Practices be filed with the State.

● Special Use Permit Application

A special use application from Blairsdien, LLC for a film shoot by 20th Century Television for a 2-day film shoot at Blairsdien Mansion, 30 Blair Drive, Peapack, NJ from October 28-30, 2024 from 6:00AM to 9:00PM was presented. The previously approved Special Use Permit Application with Vibrant Productions, LLC is not to occur and this application is to replace that.

Councilman Quartello pointed out that the arrival hours on the application states 5:30 arrival time. He would like no one to arrive prior to 6:00AM.

Councilman Sweeney expressed his concern with hours that it will be dark and what type of lighting and generators will they be using?

Anthony Melillo, Melillo Equities, owner of Blairsdien presented the application. He stated that the application was submitted to the town, permits and fees paid, and notice was provided to the neighbors and others that have shown interest.



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Mr. Melillo explained once again the driving force behind this event is a big push from the state to bring film industry into New Jersey. It is coming down to the municipalities to help generate revenue, etc. The proposed shoot will be from October 28th to October 30th from 5:30AM and 9PM. This application is very similar to the previous one that was approved at the August 13, 2024 meeting. It is specified in the application that the shoot times are between 7AM and 8PM. During the day, it is understandable that people are coming from New York City, North Jersey, Connecticut so they could be coming at different hours. They have tried to make it known to stay within the boundaries of the timing. To reduce the number of cars driving up and back they will have shuttles bringing the crew up. He spoke with Matheny and they have agreed to allow the use of their driveway. He explained the use of Blair Drive would only be about the last 100 feet which would be the exit of Matheny to the gate of Blair.

Councilman Sweeney brought up the fact about lights and generators.

Mayor Corigliano thanked David Schoner, Associate Director of NJ Film Commission and Ben Nana, from Somerset County Economic Development Specialist for Filming for being present this evening. As stated from the August 13th meeting, the Borough has a very unique property in town and it has a certain value for doing things like this in a limited manner. Mayor Corigliano said any conditions that were put on the last application will need to be put on this one as well. That will include a 6AM access limitation, sole access to site through Matheny, 20th Century Television will do outreach to local residents with contact information, an indemnity and appropriate insurance be in place for the neighbors and the use of a whisper-type generator.

Mr. Melillo stated that the indemnity is ready to go and 20th Century Television is a party to it.

Mayor Corigliano opened up the meeting for public comment. No one from the public came forward, public comment was closed.

Council President Sweeney made a motion to approve Resolution **R-185-24 RESOLUTION APPROVING A 2-DAY FILM SHOOT WITH 20th CENTURY TELEVISION AT BLAIRSDEN MANSION, 30 BLAIR DRIVE, PEAPACK, NEW JERSEY ON OCTOBER 28-30, 2024 FROM 6:00AM to 9:00PM**; seconded by Councilman Quartello

The following conditions of approval will be added to the resolution:

1. Sole Access to the site is through the Matheny property;
2. 20th Century Television shall be responsible for outreach to the local residents and providing contact information should any issues arise;
3. Indemnity and appropriate Insurance clause as previously agreed upon;
4. A whisper-type generator shall be used on site during the filming

Council President Sweeney made a motion for the amendment to the resolution; seconded by Councilwoman Murphy, roll call vote taken, said motion passed unanimously.

- Application for Use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use Conference Room for a Book Discussion Group Meeting on Tuesday, 11/19 and Tuesday, 12/17 from 3-4:30PM



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- Application for Use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use Gymnasium/Auditorium for Baby/Toddler and Toddler/Preschool Story times on Wednesdays 10:15-11am and Fridays 2:15-3pm on various dates in November and December
- Application for use of Municipal Facilities from Peapack & Gladstone Branch of SCLSNJ to use Conference Room 3 for Disability Social Hour on Monday 11/18 and Monday 12/16

Administrator Nancy Bretzger explained the applications.

Council conceded to the applications for use of the gymnasium and conference room 3 by the Somerset County Library System for various activities.

- Turkey Trot Run on Thanksgiving

Councilwoman Weible brought up as part of the Recreation Committee there is a turkey trot that the citizens in town have informally organized and the Recreation Committee was discussing of possibly making this a town sponsored event.

Administrator Nancy Bretzger stated she came up with approximately \$1300 in costs for salaries because in addition to one extra police officer, the Borough would need 3 or 4 DPW workers for about 3 to 4 hours for this event. There is a recreation fee that they charge for basketball which is \$32 and hour. She estimates one extra police officer in addition to who would be scheduled for on duty for that day.

The roads would need to be closed. They would need to get permission from Peapack and Gladstone, the County and Chester since part of the road is in Chester.

Chief Ferrante stated if we only have one officer on duty that day we cannot detail that officer for the event so we are probably looking at 3 officers for the event and if it is a town sponsored event the officers would be on the road all the time.

Nancy Bretzger updated her cost estimate from approximate \$1300 to \$2,000.00.

It was decided to keep the Turkey Trot an informal, resident-organized event for now.

MINUTES

Councilman Quartello made motion to approve the minutes from the Executive Session meeting and the regular meeting on September 10, seconded by Council President Sweeney, roll call vote taken, said motion passed unanimously. Councilwoman Murphy abstained due absence of meeting.

RESOLUTIONS



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RESOLUTION NO. 180-24 RESOLUTION TO REFUND LIENHOLDER FOR REDEMPTION OF LIEN #22-00009 ON BLOCK 26 LOT 15

RESOLUTION NO. 181-24 RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE TO SPONSOR FLU SHOT CLINIC FOR BOROUGH EMPLOYEES, EMERGENCY PERSONNEL AND POLICE PERSONNEL

RESOLUTION NO. 182-24 RESOLUTION TO APPOINT NICOLE K. HORNE, POLICE OFFICER, AS A PERMANENT MEMBER OF THE POLICE DEPARTMENT

RESOLUTION NO. 183-24 AUTHORIZATION TO PAY UNUSED VACATION TIME TO LOGAN WEIMER

RESOLUTION NO. 184-24 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEED-RESTRICTION FOR RENTAL PROPERTY WITH COVENANTS RESTRICTING RENTALS, CONVEYANCE AND IMPROVEMENTS AND REQUIRING NOTICE OF FORECLOSURE AND BANKRUPTCY

RESOLUTION NO. 187-24 RESOLUTION FOR MAYORAL APPOINTMENT FOR THE BOROUGH OF PEAPACK & GLADSTONE TO THE ENVIRONMENTAL AND SHADE TREE COMMISSION

RESOLUTION NO. 188-24 AUTHORIZATION TO PAY WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE LIBRARY RENOVATION PROJECT – PAYMENT NO. 2

RESOLUTION NO. 189-24 AUTHORIZATION TO ACCEPT CHANGE ORDER NO. 1 FROM WESTCRAFT BUILDERS, INC. FOR WORK ASSOCIATED WITH THE PEAPACK & GLADSTONE LIBRARY RENOVATION PROJECT

Motion made by Councilwoman Murphy to do a consent vote on Resolutions R-180-24 to R-184-24 and R-187-24 to R-189-24; seconded by Councilwoman Weible, roll call vote taken, said motion passed unanimously.

Motion made by Councilman Quartello to adopt Resolution 186-24; seconded by Council President Sweeney

Discussion

Councilman Quartello spoke about the minimum bid quote written within the body of resolution. It is currently at \$350,000 as a minimum but he recalls discussing it at \$250,000 minimum bid. He said either way the Borough does not have to accept any of the bids whether they meet the minimum or not. He does not want to discourage any bidders with the price of \$350,000. He said from the assessments they have received he believes between \$300,000 to \$350,000 could be the sale price for the property but he did not want to set the minimum at that price, he wanted to set is at \$250,000. He asked the Council for their thoughts.

Discussion ensued and the Council conceded that the minimum bid amount be amended to \$300,000.

Councilwoman Murphy made a motion to amend the resolution to start bidding at \$300,000 in lieu of the \$350,000; seconded by Councilman Silva, roll call taken, said amended motion passed unanimously.

BILLS LIST

RESOLUTION NO 190-24 Approval of Bills as signed and listed on the Bill Payment List Total Amount: **\$285,620.97**

Motion made by Councilwoman Murphy; seconded by Councilman Quartello to approve the Bills List, roll call taken; said motion passed unanimously.



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Mayor's Executive Summary

Regarding the hiring of a police officer: Stated new hire full time and new hire part-time. Part-time is immediate start. Full-time ideally will be starting in new fiscal year.

Councilman Quartello is to follow up on the revised fishing ordinance at Liberty Park working with Dan Dolan, Recreation Director to create rules and regulation list.

Nancy Bretzger will instruct Olu to file Best Practices with the State.

The Mayor's reminded the Council to continue their work on the Mayor's Punch list items.

Public Comment

Manfred Oster, 9 Deer Path, Gladstone spoke on the tennis courts. He uses them regularly and wants to know what the advantage would be in moving them and where would they be moved to, is there a timeline? Also wants to know why the tennis courts are currently locked.

Councilman Quartello stated they are currently closed because they did not pass the Borough's insurance requirements because of the unsafe state they are currently in. The cost to repair the tennis courts is relatively the same as it would be to move them. They feel the current location is not very ideal. It is sort of in the middle of nowhere. The Borough feels a more centralized location could be better. The suggested location would be here at the Municipal Building where one of the baseball courts are. There is the possibility of having 3 courts and striping for pickle ball on one of them. The Borough is trying to think long term because at the current location it has a wet water table and that might have contributed to the cracks. These courts have only lasted 10 years out of 25 which is unacceptable. The hope is to get this out to bid and have the tennis courts ready for next spring.

Peter Weller, 13 Apgar Avenue said they are going to have to do a lot of grading to put the tennis courts in at a new location. Tennis courts do not like a lot of trees. If they are in a heavy tree area, there are acorns and if the courts are not probably maintained they will develop a slickness on the surface and it becomes a mess. He said the Borough will be in the same place they are in now. They would like to see the courts stay at Komline. There are picnic beaches and a gazebo. Tennis is usually played in a big open area. He also said that he is not sure what the costs are that the Council is talking about, is it \$100,000 or \$10,000.

The Council stated they will have to weigh all the pros and cons once they have all the data.

Discussion continued about whether or not to move the tennis courts to the ball field at the Municipal Building. Administrator Nancy Bretzger stated that the Borough Engineer did indicate that he is not in favor of removing the baseball field to put in tennis courts.

The Council stated that the Borough could have maintained them much better and moving forward they do understand what is needed so that they are not in the same situation 10 years from now.



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Bonnie Trusini, Peapack said she has been on the Schoolhouse Trails and said that it seems like a ridiculous spot for tennis courts. She said there would be a lot of trees to remove and it would be very costly.

This topic will be on future agendas so they can come to a resolution sooner than later.

With no further business, Councilman Quartello made a motion to adjourn the meeting at 8:24pm; seconded by Councilwoman Murphy, motion passed unanimously.

Respectfully submitted,

Nancy Bretzger
Nancy Bretzger, Borough Clerk